

ORDINANCE _____, SERIES 2007

AN ORDINANCE RE-ENACTING LOUISVILLE METRO CODE OF ORDINANCES (LMCO) REGARDING REGULATIONS GOVERNING SPECIFIC BUSINESSES SECTIONS 115.290-292 AND 115.302; REPEALING SECTIONS 115.293-301 REGARDING TRAILER PARKS; AND AMENDING SECTION 115.999 (I) SETTING FORTH A PENALTY.

SPONSORED BY: COUNCILMEN BLACKWELL, KRAMER AND DOWNARD

BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT (THE COUNCIL) AS FOLLOWS:

SECTION I. Sections 115.290-302 are hereby reenacted as follows:

TRAILER PARKS

115.290 DEFINITIONS.

For the purpose of this subchapter the following definitions shall apply unless the context clearly indicates or requires a different meaning.

~~DEPARTMENT OF HEALTH.~~ The Louisville Metro /Jefferson County Department of Public Health and Wellness ~~Board of Health.~~

HOLDING FACILITY. A tank or series of tanks sized to hold a minimum of seven (7) days waste flow and serviced in accordance with KRS 211.970 to 211.990. Any location using a Holding Facility must keep on file at the location a copy of a contract with a licensed septic tank cleaning company and must also provide a copy of the contract with a permit application.

LOUISVILLE. The location within the geographic boundaries of the Louisville/Jefferson County Metro Government.

TRAILER COACH. Any vehicle or similar portable structure used, or so constructed as to permit its being used ~~maintained for use as~~ a conveyance on the public streets or highways ~~or Jefferson County streets~~, and designed to permit occupancy thereof as a ~~and constructed in such a manner as to permit occupancy thereof as a temporary dwelling or sleeping place for one or more persons, including campers or vacation trailers,~~ or for the conduct of any business or profession, occupation, or trade, having no other foundation than wheels or jacks.

TRAILER PARK. Any site, lot, field, or tract of ground on which two or more trailer coaches are harbored, and shall include any building, structure, tent, vehicle, or enclosure used or intended for use as a part of the equipment of such a park.

~~UNIT. A plot of ground designed for the accommodation of one trailer coach and towing unit only and shall consist of 1,120 square feet of unoccupied space.~~

115.291 PARKING OUTSIDE TRAILER PARK; PERMIT AND FEE.

(A) No trailer coach shall be parked, used, or occupied on any tract of ground within Louisville ~~Jefferson County~~, except as provided in this subchapter.

(B) No person shall park, use, or occupy any trailer coach for more than 48 hours on the premises of any occupied dwelling, nor for more than 24 hours on any lot which is not a part of the premises of any unoccupied dwelling, unless a permit therefore has been obtained. However, the parking of a trailer in any district is permitted providing it is parked or stored in an approved enclosed garage or accessory building and no living quarters are maintained or any business practiced. In no case shall a trailer coach be

parked in a manner that conflicts with the provisions of Chapter 9 of the Land Development Code.

(C) A permit shall be obtained by the owner, his or her legal agent, or the lessee of the property for the location outside of a park from the ~~Department of Health~~. The permit when issued shall be for a period of ~~390~~ 90 days, and at a fee of \$~~50~~. The trailer occupant may procure the permit on the written consent of the property owner, his or her legal agent, or lessee.

(D) Application for the permit shall contain the legal mailing address of the name ~~of the street and number of the occupied dwelling~~; the name of the occupant of the dwelling and his permission to locate; a statement of the location and availability of sanitary facilities; and a statement that all waste water from trailer coaches shall be emptied into a proper sewer connected fixture. The application shall also contain a statement from the zoning officer of Metro Government verifying that the proposed location on the application meets zoning requirements.

(E) Application for a permit to locate on a vacant lot shall contain the legal mailing address ~~street name~~, with the name and approximate distance from the nearest intersection; a statement that all waste water from the trailer shall be emptied into a proper sewer connected fixture; and a statement as to location and availability of sanitary facilities. The application shall also contain a statement from the zoning officer of Metro Government ~~Jefferson County~~ as to the acceptance of the location with regards to the zoning code.

(F) When sanitary sewer service is not available, the applicant must:

1) Document an approved source of potable water and sufficient storage capacity;

2) Maintain a Holding Facility;

3) Have a contract with a septic hauler permitted by the State; and

4) Provide proof of the hauling of septic waste upon request.

(G) Permits may be renewed for an additional 90 days with payment of the permit fee and supporting documentation as noted above. Additional renewal periods beyond 180 days, must be requested in writing and approved by the Director or a designee of the Director.

115.292 PERMIT FOR TRAILER PARK; RENEWAL.

(A) It shall be unlawful within the limits of Louisville ~~Jefferson County~~ for any person to construct a trailer park without securing a permit from the Kentucky Cabinet for Health by application through the Department. All trailer parks shall have all streets and trailer sites within the property addressed as required by LMCO Chapter 97.

(B) No trailer park shall be operated within Louisville ~~Jefferson County~~, except as provided in 902 KAR 15:020, Recreational Vehicles, and in accordance with the provisions of all zoning regulations. ~~this subchapter.~~

~~(C) The permit for a trailer park shall be obtained from the Department of Health at a fee of \$15 per unit of land and shall be for a period of one year. The permit shall be renewed within 30 days of expiration at a fee of \$15 per unit of land for one year. Review of plans for a trailer park shall be conducted by the Department for a fee established by the Louisville Metro Board of Health, and if required under zoning regulations, by the appropriate Planning and Design staff or administrative review body.~~

~~—(D) Before renewal of a trailer coach parking permit or trailer park permit an inspection shall be made by the Department of Health to determine that all the requirements of this subchapter have been complied with.~~

~~115.293 APPLICATION FOR PERMIT.~~

~~—(A) Every trailer park shall be in the charge of a responsible attendant at all times. The attendant shall supervise the park and be, together with the licensee, responsible for any violation of the provisions of this subchapter which occurs in the operation of the trailer park.~~

~~—(B) With each application a park plan indicating the information required in § 115.294 shall be submitted to the Department of Health for inspection and approval. The application for a permit must include the name and address of the applicant and three sets of plans of the proposed park showing:~~

~~—(1) The extent and area to be used for trailer park purposes;~~

~~—(2) Roadways and driveways, width and type of surface;~~

~~—— (3) — Location of sites for trailer coaches;~~

~~—— (4) — Location and number of proposed sanitary conveniences, including proposed toilets, washrooms, laundries, and utility rooms;~~

~~—— (5) — Method and plan of sewage disposal and surface drainage;~~

~~—— (6) — Method and plan of garbage removal;~~

~~—— (7) — Plan of water supply;~~

~~—— (8) — Plan of electric lighting.~~

~~—— (C) — Before the permit is issued there shall be inspections and approval in writing by the Department of Health of the premises for which the permit is sought.~~

~~115.294 PARK PLAN REQUIREMENTS.~~

~~—— (A) — The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools. The entrance and exit to the park shall be well-marked, easily controlled, and supervised. All roads shall be hard-surfaced, not less than 20 feet wide, and well-drained. Roads shall be marked in the daytime, lighted at night with a minimum of 25-watt lamps at 100-foot intervals located approximately 15 feet from the ground, and easily accessible to all coaches. Lots for each trailer coach shall be indicated with corner markers and shall be not less than 1,120 square feet. In no instance shall the total trailer park area provide less than 3,000 square feet gross area per trailer. No building, structure, or trailer shall be erected or parked in any trailer~~

~~park or be located closer than 20 feet from any other building, structure, or trailer and in no case closer than 50 feet from the front property line and 20 feet from any other property. Adequate space adjoining laundry facilities shall be provided for clothes drying.~~

~~—(B)— The provisions of subsection (A) above shall not apply to trailer parks which were in existence prior to January 11, 1952. Such trailer parks shall conform to the park plan requirements as set forth in Ordinance 80, Series 1941.~~

~~—(C)— All plumbing installation, alteration, or repair in the park shall be done in accordance with the provisions of the building and plumbing codes of the Metro Government.~~

~~—(D)— All electrical work shall be in conformity with the electrical code of the Metro Government.~~

~~115.295 WATER SUPPLY.~~

~~— A sufficient supply of pure, healthful water approved by the Department of Health shall be provided for each trailer lot. No common drinking vessel shall be provided. Waste water from this supply shall be emptied into a drain connected to an approved disposal system an abundant supply of hot water shall be provided at all times for bathing, washing, and laundry facilities.~~

~~115.296 SANITATION FACILITIES.~~

~~—(A)— The park shall provide toilet, bathing, and laundry facilities in conveniently located buildings not more than 300 feet from each trailer coach. Toilet facilities for men and women shall be either in separate buildings at least 20 feet apart or shall be separated, if in the same building by a soundproof wall. The buildings shall be well-lighted at all times, ventilated with screened openings, and constructed of moisture-proof material permitting satisfactory cleaning. The floors shall be of concrete or similar material, slightly pitched to a floor drain. The buildings shall be maintained at a temperature of at least 68°F. from October 1 to May 1.~~

~~—(B)— There shall be furnished for each sex in each required toilet building not less than two flush toilets, two lavatories, and one shower with dressing compartment. There shall be provided in a separate compartment for each sex not less than one slop sink or similar facility with an adequate supply of hot and cold running water.~~

~~115.297 LAUNDRY FACILITIES.~~

~~—(A)— Laundry facilities consisting of not less than one double laundry tray per building and not less than one ironing Board per 20 trailer coaches shall be provided.~~

~~—(B)— The construction of the shower and laundry buildings shall be the same or similar to the construction of the toilet room.~~

~~115.298 SEWAGE DISPOSAL.~~

~~—(A)— All waste from showers, toilets, and laundries shall be disposed of, by a method which has the approval of the Department of Health, into the public sewer~~

~~system, an approved private sewer, and disposal plant system or an approved septic tank system.~~

~~—(B)— Each trailer unit shall be serviced by a sanitary sewer and all kitchen sinks, wash basins or lavatories, bath or shower tubs, and toilets in any trailer coach located in any trailer park shall empty into an approved sewage collection and disposal system.~~

~~115.299 GARBAGE RECEPTACLES.~~

~~—The park shall provide supervision and equipment sufficient to prevent littering the ground with rubbish and debris. Flytight metal depositories with tight-fitting covers shall be conspicuously located and provided for each unit, and in addition one large depository shall be provided for holding garbage or waste until garbage or waste collection days.~~

~~115.300 REGISTRATION OF GUESTS.~~

~~—(A)— The park shall keep a record of all guests, noting:~~

~~——(1)— Name and address of each occupant;~~

~~——(2)— Date of registration and leave;~~

~~——(3)— License numbers of all units;~~

~~——(4)— State issuing such licenses.~~

~~—(B)— The park shall keep a copy of the registry available for inspection at any time by an authorized person, and shall not destroy it until the expiration of 12 months following the date of registration.~~

~~115.301 PROHIBITIONS.~~

~~—(A)— It shall be unlawful, except for repair, to remove the wheels or otherwise permanently fix the trailer to the ground.~~

~~—(B)— No open fires shall be permitted within the trailer park.~~

115.302 REVOCATION OR SUSPENSION OF PERMIT.

The Department of Health shall have the authority to enter and inspect for health and sanitation purposes ~~any facility licensed hereunder at any reasonable time.~~ If, on inspection, it is found that the permit holder has violated any provision of this subchapter, the Department of Health shall have the power to revoke or suspend any license and order the trailer coach ~~parking removed or the trailer park closed~~ after notice and proper hearing.

SECTION II. That LMCO § 115.999 (I) is hereby amended to read as follows:

(I) Any person who violates any provision of §§ 115.290 through 115.302 ~~which is not sufficient for revocation~~ shall be fined not less than \$100 nor more than \$500. Every day the violation exists shall constitute a separate offense.

SECTION III. This ordinance shall take effect upon its passage and approval.

Kathleen J. Herron
Metro Council Clerk

Rick Blackwell
President of the Council

Jerry E. Abramson
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Irv Maze
Jefferson County Attorney

BY: _____

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